

The way information is formatted impacts the usability of the code.

Zoning

55

(1) before the acquisition, the lot complied with the lot size requirements of this article;

(2) the remainder of the lot contains a rectangular space at least 30 feet by 40 feet in size and usable for a building, excluding required yards;

(3) the remainder of the lot contains an area that is not less than 50 percent of the minimum area requirement; and

(4) the remainder of the lot has at least 40 feet of street frontage.

(C) For a lot that is used exclusively for a public building, or by a public or quasi-public agency for a nonresidential use, the entity responsible under Chapter 25-5 (Site Plans) for approving a site plan for the use may reduce the lot size requirements of this article.

Source: Section 13-2-603; Ord. 990225-70; Ord. 031211-11.

(D) A parking area may be located in a required yard, unless prohibited by Article 10 (Compatibility Standards).

(E) In a townhouse and condominium residence (SF-6) or more restrictive district, a pool, including a swimming pool, reflecting pool, or fountain, may be located in a required yard.

(F) Landscaping may be located in a required yard.

(G) This subsection applies to a building located in a multifamily residence medium density (MF-3) or more restrictive district. A covered porch that is open on three sides may project five feet into a required front yard.

Source: Section 13-2-610; Ord. 990225-70; Ord. 031211-11; Ord. 040826-67.

§ 25-2-514 (RESERVED).

§ 25-2-513 OPENNESS OF REQUIRED YARDS.

(A) Except as otherwise provided in this section, a required yard must be open and unobstructed from finished grade to the sky. This restriction does not apply to a yard or part of a yard that is not required by this article.

(B) A window sill, belt course, cornice, flue, chimney, eave, box window, or cantilevered bay window may project two feet into a required yard. The two foot limitation does not apply to a feature required for a passive energy design.

(C) Uncovered steps or a porch or stoop that is not more than three feet above ground level may project three feet into a required yard.

2011 S-74

Existing Code Format

Non-Transect Zones

A

3.03.050

B

3.03.050 Residential Low Density (R-L) Zone

A. Purpose

The Residential Low Density (R-L) zone is applied to areas of the City that are appropriate for low-density residential dwellings of a single-family dwelling type on smaller lots than in the R-S zone. Directly related types of uses, such as community services and accessory facilities, may also be allowed. The R-L district provides a variety of lot sizes, and dwelling types, as well as flexibility in development.

B. Building Placement Requirements

| | |
|----------------------------|-----------------|
| Setback | |
| Front | 15' min. |
| Side Street | 15' min. |
| Garage Along Any Street | 20' min. |
| Rear | |
| Lots 6,500 sf or less | 5' min. |
| Lots greater than 6,500 sf | 10' min. |
| Side ^{1,2} | |
| Lots 5,000 sf or less | 5' min. |
| Lots 5,001 to 6,500 sf | 5' and 7 min. |
| Lots greater than 6,500 sf | 6' and 10' min. |

¹ Each front, side, and rear yard minimum setback shall be increased five feet at the second story on initial construction of a two-story dwelling or when adding a new second story to an existing single-story dwelling.

² Along the side yard that is set back 0', any portion of the building that is not built on the property line shall be set back at least 5'.

C. Building Form Requirements

| | |
|-----------------|-----------------------|
| Building Height | 35' max. |
| Lot Coverage | 40% max. ³ |

D. Parking Requirements

See Chapter 4.04 (Parking Standards).

E. Lot Requirements

| | |
|-----------------------|-------------------------|
| Lot Size (sf) | 5,000 min. |
| Street Frontage Width | 50' min. ^{4,5} |

Existing lot coverages exceeding 40% allowed if legally existing at time of adoption 1/1/2010

⁴ Existing lot street frontages smaller than 50' for lots of record as of adoption of this code are permitted.

⁵ Lots on a cul de sac or elbow may be allowed at Director discretion.

F. Miscellaneous Requirements

Any project that has an approved tentative subdivision map shall be permitted to file a final map in conformance with the regulations in effect when the tentative map was approved.

Since the purpose of this zone is to regulate the density of a subdivision or other development rather than lot size, a lot once subdivided and recorded shall not be further divided or significantly reduced in area unless the lot was created as a "remainder lot" under the provisions of the California Subdivision Map Act.

Livermore Development Code

A

3-41

Potential Code Format

A Strong headers and footers. **B** Clear indents & section breaks. **C** Straightforward tables.